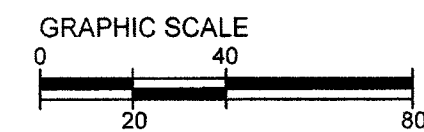


F.M. 1179 - BRIARCREST DRIVE  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

## 01 ENGINEERING SITE PLAN AND DIMENSION CONTROL

SCALE: 1" = 40'-0"



PROP. 4 - STORY HYATT HOUSE  
NO. OF ROOMS = 112  
TOTAL PARKING REQUIRED = 112 SPACES

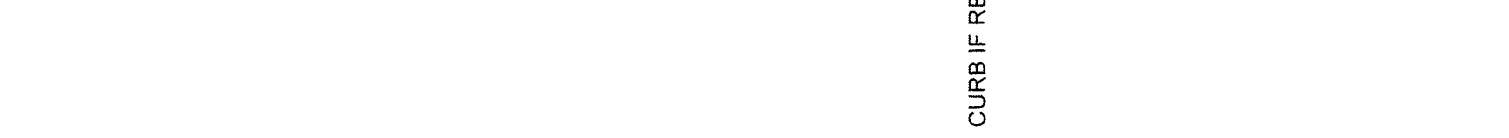
| PARKING                | HYATT HOUSE                    | TOTAL      |
|------------------------|--------------------------------|------------|
| PARKING REQUIRED       | 1 SPACE/ROOM UNIT = 112 SPACES | 112 SPACES |
| PARKING FURNISHED      | 117 SPACES                     | 117 SPACES |
| H.C. PARKING REQUIRED  | 5 SPACES                       | 5 SPACES   |
| H.C. PARKING FURNISHED | 5 SPACES                       | 5 SPACES   |

| BUILDING AREA SUMMARY                                       | GROUND FLR. S.F. | TYPICAL FLOOR S.F.  | TOTAL S.F. |
|-------------------------------------------------------------|------------------|---------------------|------------|
| HYATT HOUSE (OUTDOOR POOL)                                  | 18,201           | 17,217 x 3 = 51,651 | 69,852     |
| TOTAL HEIGHT OF THE BUILDING (GROUND LEVEL TO TOP OF CROWN) |                  |                     | 61'-4"     |

| ROOM MATRIX | TYPE                                         | ROOM AREA S.F. | LEVEL | 1  | 2  | 3  | 4  | TOTAL | PERCENTAGE |
|-------------|----------------------------------------------|----------------|-------|----|----|----|----|-------|------------|
| KS          | - KING STUDIO                                | 431            |       | 9  | 13 | 12 | 12 | 46    | 35 %       |
| KSA         | - KING STUDIO ACCESSIBLE                     | 504            |       |    |    | 1  | 1  | 2     | 3 %        |
| KSA-R       | - KING STUDIO ACCESSIBLE (ROLL IN SHOWER)    | 504            |       |    | 1  |    |    | 1     | 1 %        |
| K           | - KING ONE BEDROOM                           | 477            |       | 2  | 6  | 7  | 7  | 22    | 24 %       |
| KD          | - KING DEN ROOMS                             | 308            |       | 4  | 6  | 6  | 6  | 22    | 13 %       |
| KDL         | - KING DEN LONGER ROOMS                      | 320            |       | 1  | 4  | 4  | 4  | 13    | 15 %       |
| KDA         | - KING DEN ACCESSIBLE ROOMS (ROLL IN SHOWER) | 308            |       | 1  |    | 1  |    | 3     | 3 %        |
| QO          | - QUEEN/QUEEN ONE BEDROOM                    | 522            |       |    |    | 1  |    | 1     | 3 %        |
| QOS         | - QUEEN/QUEEN SUITE                          | 721            |       |    |    | 1  |    | 1     | 3 %        |
| QOA         | - QUEEN/QUEEN SUITE ACCESSIBLE               | 721            |       |    |    | 1  |    | 1     | 3 %        |
| KKA         | - KING SUITE ACCESSIBLE                      | 721            |       |    |    |    |    | 1     |            |
|             | TOTAL                                        | 16             |       | 32 | 32 | 32 | 32 | 112   | 100 %      |

## 02 FIRE LANE STRIPING DETAILS

SCALE: NTS



FLOOD NOTE:  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZOS COUNTY, TEXAS, COMMUNITY PANEL NO. 48041C0215F, MAP REVISED APRIL 2, 2014, THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD ZONE, BUT LIES WITHIN ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE.

- "THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE."
- "DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY."
- "FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE."
- "A 'KNOX BOX' SECURITY KEY SYSTEM IS REQUIRED ON ALL BUILDINGS AND A KNOX SWITCH IS REQUIRED ON ALL GATED ENTRANCES."

### SPECIFICATIONS AND FIRELANE MARKINGS:

#### SPECIFICATIONS:

- ANY FIRE LANE MORE THAN 100 FEET IN LENGTH SHALL EITHER CONNECT AT EACH END TO A DEDICATED STREET OR BE PROVIDED WITH A TURNAROUND HAVING A MINIMUM RADIUS OF 80 FEET WHEN MEASURED FROM CURB TO CURB. ALL FIRE LANES SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER, MANAGER, OR PERSON IN CHARGE OF THE PREMISES, AND THE CITY SHALL NEVER BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
- THE FIRE OFFICIAL OR HIS OR HER AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO DESIGNATE ADEQUATE FIRE LANES AND/OR TURNAROUNDS TO ANY BUILDING WHEN DEEMED NECESSARY FOR FIRE DEPARTMENT ACCESS IN THE EVENT OF FIRE IN SUCH BUILDING.

#### FIRE LANE MARKINGS:

- THE OWNER, MANAGER, OR PERSON IN CHARGE OF ANY BUILDING OR PROPERTY TO WHICH FIRE LANES HAVE BEEN APPROVED OR REQUIRED BY THE FIRE OFFICIAL OR HIS OR HER AUTHORIZED REPRESENTATIVE SHALL MARK AND MAINTAIN SAID FIRE LANES IN THE FOLLOWING MANNER: ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "NO PARKING - FIRE LANE - TOW AWAY ZONE." WORDING MAY NOT BE SPACED MORE THAN 15 FEET APART. IN AREAS WHERE FIRE LANES ARE REQUIRED BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED, IN CONJUNCTION WITH THE CURB MARKINGS, TO INDICATE THAT THE FIRE LANE IS CONTINUOUS.

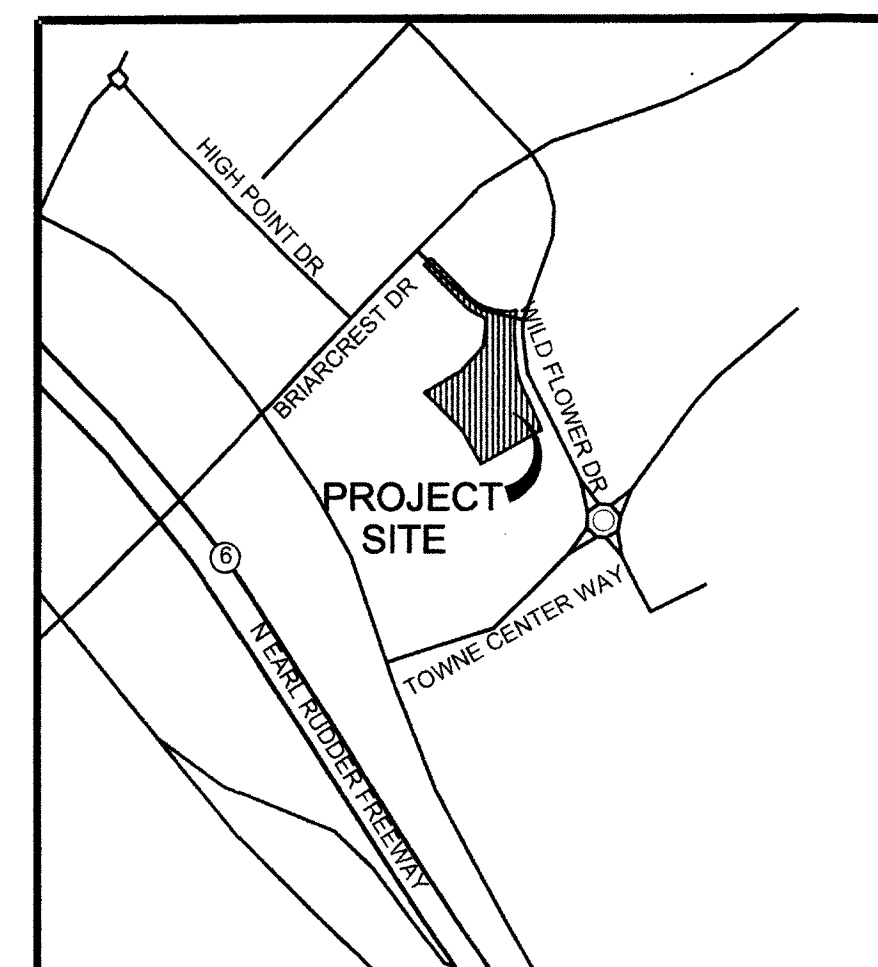
### IRRIGATION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
- POWER TO CONTROLLER SUPPLIED BY OTHERS.
- ALL HEAD PLACEMENT AND PIPING IS DIAGRAMMATIC.
- HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
- ALL LATERAL PIPING NOT SIZED IS 1/2".
- ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOWS SUFFICIENT COVERAGE.
- DISTRIBUTION LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE. MULCH TOP COVERING IS NOT TO BE CONSIDERED SOIL.
- ALL EQUIPMENT TO BE RAINBIRD MODEL OR APPROVED EQUAL.
- ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
- ALL SLEEVES SHALL BE SCH 40 PVC.

### GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF CITY OF BRYAN, TEXAS.
- CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- "ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE SEEN FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT. MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE."
- EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE CITY STANDARDS. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:  
ATMOS ENERGY (888) 286-6700  
VERIZON WIRELESS (979) 774-9908  
SUDDENLINK COMMUNICATION (979) 612-5036  
BRYAN TEXAS UTILITIES (979) 821-5700
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- "IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE."
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
- SIGNAGE WILL BE PERMITTED SEPARATELY.

| LEGEND                             |        |
|------------------------------------|--------|
| SANITARY SEWER MANHOLE             | SS     |
| STORM SEWER MANHOLE                | SM     |
| CLEAN OUT                          | CO     |
| FIRE HYDRANT                       | PH     |
| POWER POLE                         | PP     |
| TELEPHONE BOX                      | TB     |
| WATER METER                        | WM     |
| GATE VALVE                         | GV     |
| LIGHT POLE                         | LP     |
| IRRIGATION SPRINKLER HEAD LOCATION | E, E   |
| VAN ACCESSIBLE HANDICAP PARKING    | H      |
| SIGN LOCATION                      | S      |
| RIGHT OF WAY                       | R.O.W. |
| EAST LIGHTPOLE                     | E, GAS |
| DRAINAGE & UTILITY EASEMENT        | E, GAS |
| GAS METER                          | GM     |
| EXIST. WATER VALVE                 | EW     |
| EXIST. WATER VALVE                 | EW     |
| OVERHEAD ELECTRICAL LINE           | OEHL   |
| EXISTING CONTOURS                  | 500    |
| PROPOSED CONTOURS                  | 500    |
| PROPOSED                           | SS     |
| EXISTING SANITARY SEWER PIPE       | E, SS  |
| PROPOSED SANITARY SEWER PIPE       | W      |
| EXISTING WATER LINE                | E, W   |
| PROPOSED WATER LINE                | W      |
| EXISTING POWER LINE                | E      |
| PROPOSED POWER LINE                | P      |
| EXISTING TELEPHONE LINE            | E, T   |
| PROPOSED TELEPHONE LINE            | T      |
| EXISTING GAS LINE                  | E, GAS |
| PROPOSED GAS LINE                  | GAS    |
| EXISTING GUY WIRE                  | E, GW  |
| PROPOSED GUY WIRE                  | GW     |
| EXISTING GUY WIRE                  | E, GW  |
| PROPOSED GUY WIRE                  | GW     |



### GENERAL CONSTRUCTION NOTES

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION, AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES REGARDING THE LOCATION, DEPTH, SIZE, AND ANY RELEVANT INFORMATION OF ALL PROPOSED ABOVE AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, CABLE, TELEPHONE, AND OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND EMBANKMENT FILL OR HOLE DRILLING RELATED TO ON-SITE OR OFF-SITE WORK FOR THIS PROJECT.

### OWNERSHIP AND USE OF DRAWINGS

THESE DRAWINGS, WHETHER PRINTED OR ELECTRONIC IN FORM, PREPARED BY THE ENGINEER (OR EISENHOUR CONSULTING LLC) ARE INSTRUMENTS OF PROFESSIONAL SERVICE. THE CONTRACTOR SHALL MAINTAIN THE ORIGINALS OF THESE DRAWINGS AND SHALL NOT REPRODUCE OR TRANSMIT TO ANY THIRD PARTY. THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT, CONTRACT, SUBCONTRACT, MATERIAL, OR EQUIPMENT SUPPLIER ARE PERMITTED TO USE OR REPRODUCE PORTIONS OF THE DRAWINGS RELATIVE TO THEIR PERFORMANCE CONTRACT AS SPECIFIED IN THE CONTRACT DOCUMENTS. THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR, SUBCONTRACTOR, MATERIAL, OR EQUIPMENT SUPPLIER ON OTHER PROJECTS OR ON ADDITIONS TO THIS PROJECT OUTSIDE THE ORIGINAL SCOPE OF WORKS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. SUBMISSION OF THESE PLANS TO REGULATORY AGENCIES SHALL ONLY BE IN COMPLIANCE WITH REGULATORY REQUIREMENTS AND SHALL NOT BE CONSIDERED AS PUBLICATION OR LOSS OF ENGINEER'S COPYRIGHTS OR OTHER RESERVED RIGHTS.

**EISENHOUR**  
Consulting, LLC

1044-Morningside Court  
Mesquite, TX 75150  
Cell No: 972.415.1730  
Toll-Free: 214.501.2997

PROJECT NO: 005  
ENGINEERING SITE PLAN AND DIMENSION CONTROL  
PROP. 4 - STORY HYATT HOUSE

WILDFLOWER DRIVE,  
CITY OF BRYAN  
3.00 ACRES

OWNER/DEVELOPER: NOV 06 2015

A & M DEVELOPERS LLC

7701 Las Colinas Ridge, Ste. 250  
IRVING, TEXAS 75063

ENGINEER COMPANY: E.M. FAGGET ENGINEERING

P.O. BOX 17605  
FORT WORTH, TEXAS 76102

PROJECT STATUS: FOR PERMITTING

PROJECT DRAWING: FREDERICK L. GATELA

DESIGN: COORDINATOR: 37209

REVISION: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15

DATE: 10/17/15



GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF BRYAN, TEXAS.
2. AS UNDERGROUND AUTOMATIC LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
3. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DIRECTION AND ACCORDING TO CITY REQUIREMENTS.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
5. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
6. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE. VISIBILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
7. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERM A DEGREE LAWN AREAS UNLESS OTHERWISE NOTED.
8. ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
9. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.

TREE NOTES:

1. AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF THREE INCHES CALIPER, MEASURED 12" ABOVE GROUND AND A MINIMUM OF SEVEN FEET IN HEIGHT.
2. APPLY THREE INCHES (3") LAYER OF MULCH ON TOP OF ROOT BALL AFTER PLANTING, KEEP MULCH NINE INCHES (9") FROM BASE OF THE TRUNK.
3. PRUNE EACH TREE TO CORRECT STRUCTURAL DEFECTS AND REMOVE BROKEN BRANCHES CAUSED DURING TRANSPORT AND PLANTING.
4. EVERY OCTOBER APPLY TWO AND A HALF (2 1/2 LB.) POUNDS OF 10-10-10 FERTILIZER PER TEN SQUARE FEET OF AREA BENEATH EACH TREE.

City of Bryan:  
LANDSCAPING POINT CALCULATIONS:

| SYMBOL | SIZE                               | NAME & TYPE                                              | QUANTITY | POINT VALUE | POINT |
|--------|------------------------------------|----------------------------------------------------------|----------|-------------|-------|
|        | EXISTING TREE                      |                                                          | 06       | 150         | 900   |
|        | 2.1" TO 3.5" CALIPER W/O BARRICADE | LIVE OAK TREE (Quercus Virginiana) Canopy Tree           | 12       | 150         | 1,800 |
|        | 2.1" TO 3.5" CALIPER W/O BARRICADE | CEDAR ELM (Ulmus Crassifolia) Canopy Tree                | 13       | 150         | 1,950 |
|        | 1.25" CALIPER AND LARGER           | TREE CREPE MYRTLE (Lagerstroemia indica) Non-Canopy Tree | 20       | 40          | 800   |
|        | 5 GALLON                           | WAX LEAF LIGUSTRUM (Ligustrum texanum) Shrub             | 339      | 10          | 3,390 |
|        | 5 GALLON                           | YALPON (Ilex vomitoria "nana") Shrub                     | 140      | 10          | 1,400 |
|        |                                    | SEASONAL PLANT                                           |          |             |       |
|        |                                    | 4" GRASS                                                 |          |             |       |
|        |                                    | SEASONAL COLOR BED                                       |          |             |       |

STREETSCAPE:  
(343.55' / 50') X 300 PTS = 2,061 PTS  
(343.55' / 32') = 11 CANOPY TREES  
POINTS PER PROJECT AREA:  
121,488.84 SQUARE FEET OF SITE AREA  
121,488.84 / 1000 = 121.49  
121.49 X 30 = 3,644.7 = 3644.7 X 2 = 7,289.4 POINTS  
TOTAL POINTS REQUIRED: 9,350.40 TOTAL POINTS PROPOSED: 10,240

|            |                                |                 |
|------------|--------------------------------|-----------------|
| LOT AREA:  |                                | 121,488.84 S.F. |
| OPEN SPACE | REQUIRED L.S. (15% OF SITE)    | 18,223.33 S.F.  |
|            | PROVIDED L.S. (16.85% OF SITE) | 20,471.62 S.F.  |

**EISENHOUR**  
Consulting, LLC

1044-Monmignade Court  
Mesquite, TX 75150  
Call No: 972.415.1730  
TeleFax: 214.501.2697

PROJECT NAME: LANDSCAPE PLAN  
PROP. 4 - STORY HYATT HOUSE  
WILDFLOWER DRIVE,  
CITY OF BRYAN  
3.00 ACRES

OWNER/DEVELOPER:  
A & M DEVELOPERS LLC  
7701 Las Colinas Ridge, Ste. 250  
IRVING, TEXAS 75063  
NOV 06 2015  
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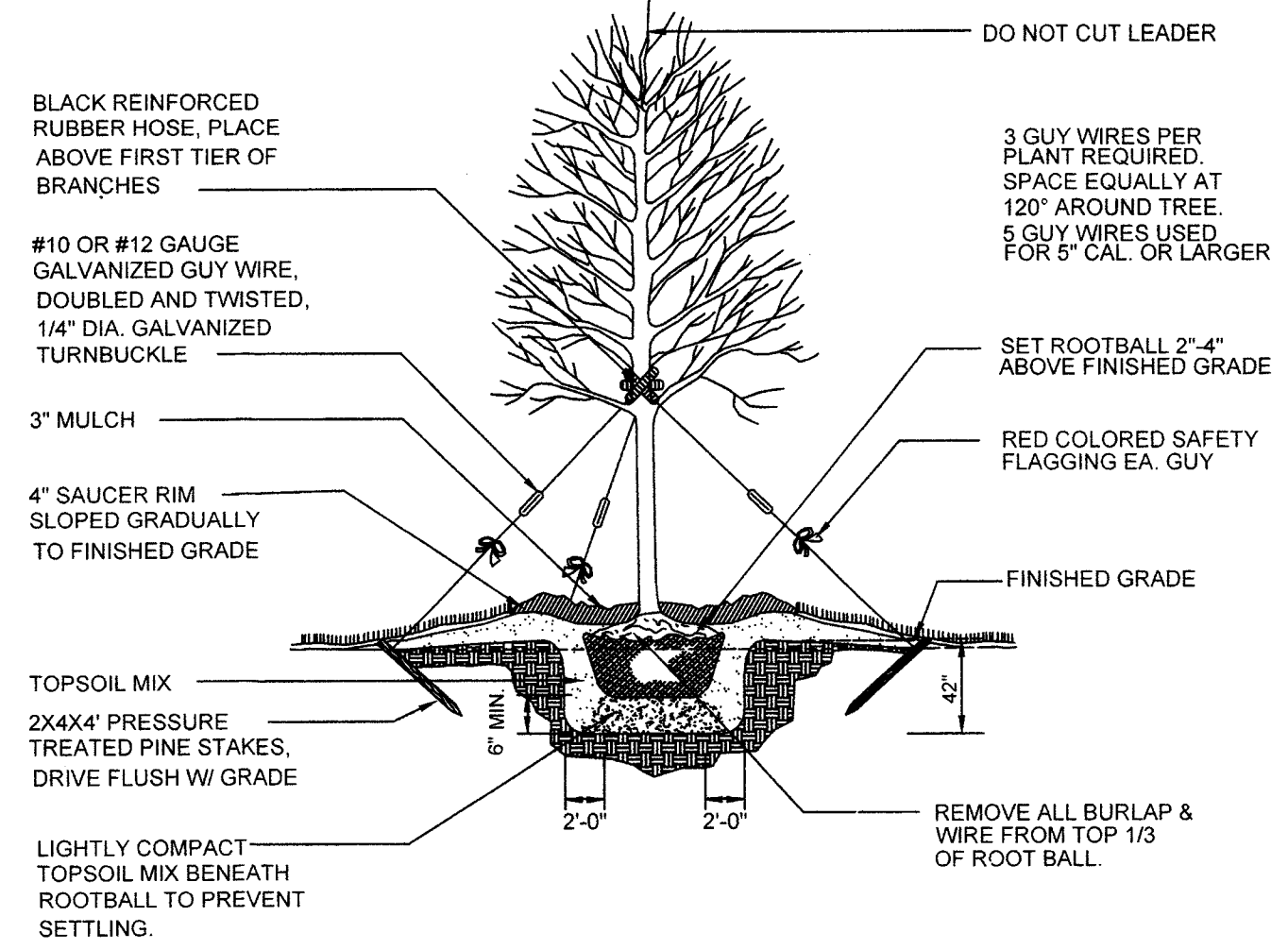
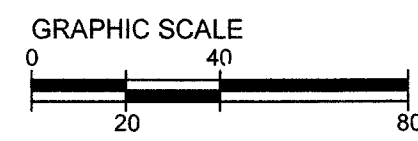
ENGINEER COMPANY:  
E.M. FAGGET ENGINEERING  
P.O. BOX 17805  
FORT WORTH, TEXAS 76102

PROJECT STATUS:  
FOR PERMITTING  
PROJECT MANAGER:  
FREDERICK L. GATELA  
DESIGN COORDINATOR:  
REVISION DATE: 10/17/15  
DATE: 10/17/15  
ON THE DATE INDICATED HEREIN  
A TRUE AND CORRECT COPY OF THE  
RESPONSIBLE ENGINEER'S SEAL AND SIGNATURE  
UNDER THE TEXAS ENGINEERING ACT.

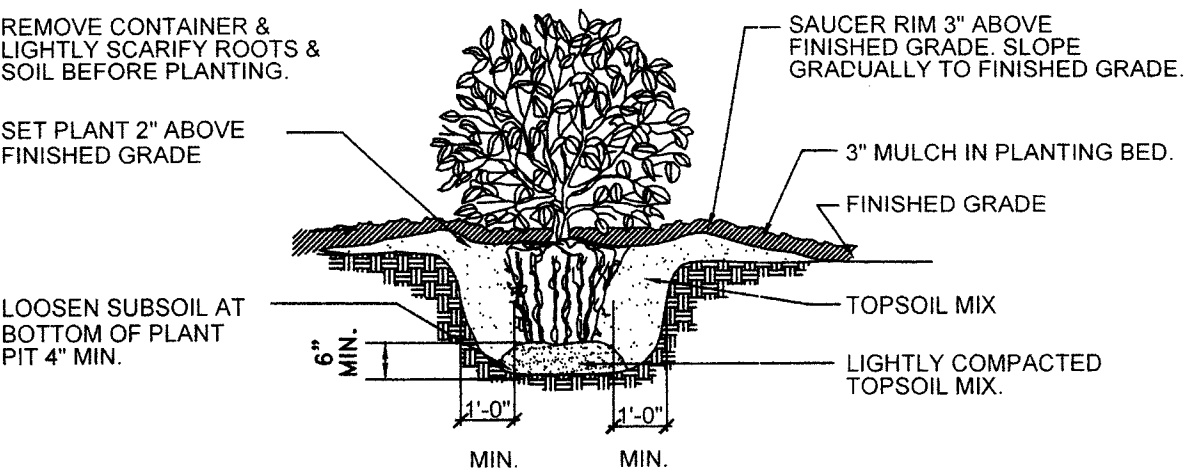
EDWARD FAGGETT  
37209  
REGISTERED PROFESSIONAL ENGINEER  
NOV 06 2015

SHEET:  
C5

01 LANDSCAPE PLAN  
SCALE: 1" = 40'-0"



02 TREE PLANTING DETAIL  
SCALE: NONE



03 SHRUB PLANTING DETAIL  
SCALE: NONE

LOT 5R-1R1